

## **NOTICE**

The following is a brief summary of significant changes in the Property Owners' Association Act which became effective on July 1, 2005:

### **§ 55-508. -- Subdivision applicability**

Clarifies that developments established prior to the enactment of the Subdivided Land Sales Act may specifically provide for the applicability of the provisions of the Property Owners' Association Act. Allows real estate developments created under the Subdivided Land Sales Act – established prior to July 1, 1998 – to “opt-in” to the Property Owners' Association Act.

### **§ 55-510.1. -- Association meeting notice requirements and access**

Retains the existing open meeting and notice requirements for meetings of committees and subcommittees of property owners' associations, as well as meetings of the association's full board of directors. The legislation provides that lot owners who request such notice (time, date, and place) shall receive notice of committee and subcommittee meetings only by e-mail (not regular mail). Notice of meetings of the full board of directors must be provided by first-class mail or e-mail. The law also requires any owner who exercises his right to record open meetings to provide notice that the meeting is being recorded.

### **§ 55-512. -- Charges for disclosure packets**

Clarifies the Property Owners' Association Act to limit fees charged in relation to providing required disclosure packets to those expressly stated in the statutes (i.e. rush fees, copying, mailing). Provides that no POA shall require reimbursement of any costs or charge any other fee in the preparation or issuance of disclosure packets or making such information available by electronic means except as expressly provided in law.